

# **Meeting Minutes for the Warren Housing Authority Board of Commissioners**

**Warren Senior Center, Andreozzi Hall, 20 Libby Lane, Warren, Rhode Island**

**November 16, 2015 at 6:30 p.m.**

## **Meeting Called to Order:**

**The November 16, 2015 meeting of the Warren Housing Authority Board of Commissions was called to order at 6:30 p.m. at the Warren Housing Authority, 20 Libby Lane, Warren, RI 02885.**

**The meeting was called to order by Chairman Mansi.**

## **A roll call vote was taken:**

**Present: Chairman Mansi, Commissioner Rego, Commissioner Cotta, Commissioner Alfano**

**Absent: Commissioner Ryan**

## **Minutes:**

### **October 19, 2015 Minutes**

**Motion by Commissioner Alfano, seconded by Commissioner Rego to approve October 19, 2015 minutes. Motion passed unanimously 4-0**

**October 19, 2015 – Vote to seal Executive Session Transcript Pursuant to R.I.G.L. 42-26-7 (c) and 42-46-5 (a) (1).**

**Motion by Commissioner Rego, seconded by Commissioner Cotta to approve and seal Executive Session Transcript Pursuant to R.I.G.L. 42-26-7 (c) and 42-46-5 (a) (1). Motion passed unanimously 4-0**

**New Business:**

**a. Discussion and action concerning the key swipe contract previously discussed at the last several meetings of the Warren Housing Authority. This discussion should include discussion and comments from residents such as necessity, whether or not to continue with this project, and the education needed should it be implemented.**

**No show from Mr. Dave Rettig**

**Motion from Commissioner Rego, seconded by Commissioner Alfano to have someone come in to speak on the issue next month. Motion passed unanimously 4-0**

**b. Discussion and action concerning exploring the need of installing generators in each**

**building at the Warren Housing Authority.**

**Warren Fire Chief Alexander Galinelli spoke and states that this issue**

was brought up a few years ago and only two buildings have generators. He states if the power goes out, the buildings that do not have generators will lose everything and there could be a safety issue. Chief Galinelli states he is willing to work with anyone from National Grid and Maintenance and get some ideas and see what needs to be done.

Motion by Commissioner Alfano, seconded by Commissioner Cotta to move forward and contact National Grid and have the Fire Chief and Maintenance involved. Motion passed unanimously 4-0

c. Update regarding 470 Metacom Avenue. Warren, RI

Motion by Commissioner Rego, seconded by Commissioner Cotta to add item to Executive session. Motion passed unanimously 4-0

d. Update and discussion regarding new Executive Director Search.

Commission received 18 applications for the Executive Director position. They will select (5) five and give to the Warren Housing Authority Legal Counsel, Attorney Fausto Anguilla and interview on November 23, 2015. Amy Galinelli withdrew her application.

#### **4. Old Business:**

a. Update and discussion and action regarding out of state Motor Vehicle registrations.

**Interim Executor Director Galinelli states by November 30th all residents without stickers and all those that are not residents will be towed. Notice was sent to 2 tenants regarding out of state registration, must be done by 11/30/2015.**

**b. Update and discussion regarding stair/lift for H Bldg.**

**Interim Executor Director Galinelli states she spoke to HUD Kathy Lima, and states there is a safety concern. There would also be a liability on the WHA and they do not recommend because of the liability and rates could go up.**

**c. Update and discussion regarding Tenant Parking Stickers/Private Property Signs**

**Interim Executor Director Galinelli states by November 30th all residents without stickers and all those that are not residents will be towed.**

**d. Update and discussion regarding acceptance of Environmental Review from**

**HUD.**

**Interim Executor Director Galinelli states this has been accepted by HUD, Town Council President signed off on the town, because it has to be signed by the highest official in the town.**

## **5. Bills and Communications:**

### **a. Accept and approve October 2015 expenditures**

**Motion by Commissioner Alfano, seconded by Commissioner Rego to approve October 2015 Expenditures. Motion passed unanimously 4-0**

### **b. Accept and approve current bills to be paid**

**Motion by Commissioner Alfano, seconded by Commissioner Rego to approve current bills to be paid. Motion passed unanimously 4-0**

## **6. Report of the Secretary:**

### **a. Accept and approve Secretary Report**

**Private Property signs ordered, will be installed within the next week**

- Environmental Review was accepted by HUD {10/27/2015}**
- Requested quotes and reviewed Cell Phone Cost: Sprint, is the lowest cost with no contract and unlimited talk/txt/data/etc.**
- Corresponded with Kathy Lima at HUD regarding Stair Chairs, not necessarily in the best interest of the WHA due to safety regulations/cost/maintenance, etc. Intention is not for multiple uses**

throughout the day. Safety liability is on the WHA.

- Notice was sent to 2 tenants regarding out of state registration, must be done by

11/30/2015

- D. Coleman vacation 11/9-11/13/2015
- Storm drain repaired by Stateline behind G Bldg. & Sidewalk at H Bldg.
- CSC Service {Washer/Dryer commission 06/08-09/14/15) \$2,589.82
- Contract sent to legal Counsel F. Anguilla
- 2 vacant apartments at WHA
- Shuffle Board set purchased with the assistance of Maintenance Supervisor
- Mr. Pimentel (tenant at the Housing Authority) will be pruning fruit trees
- Interim ED was out for a family death on Thursday 11/12/2015

Motion by Commission Alfano, seconded by Commissioner Cotta to approve Secretary Report.

Motion passed unanimously 4-0

## **7. Maintenance Report:**

### **a. Accept and approve Maintenance Report**

Dane Coleman provided the Commission with an oral report regarding the status of maintenance of the WHA including a discussion regarding everything that was talked about last month regarding preparation for the winter and the Christmas Lights.

## **8. Commissioner Comments:**

**A discussion was had from Commissioner Alfano regarding the showers and would like to know who wants showers.**

**Interim Executor Director Galinelli states only 4 people came in and said they were interested. She states that out of 153 apartments, 30 are already done and will inform all tenants and also find out if there is any funding they can use.**

**Outside sound system some are working and some are not. Interim Executor Director Galinelli states she spoke to maintenance and they can be swapped out.**

**Commissioner Alfano would like anyone that has any bad or good news to reach out to Commissioner Cotta with any problems.**

**He states he has had complaints of people smoking and that the law is 25 feet away from the main building. Warren Housing Authority is smoke free.**

**Discussion on Solar Panels Commissioner Rego states the Housing Authority can save money and would like more information and placed on the December meeting.**

**9. Public Comment: Comments from the audience raised concern from Paul Bullock and Peter Folkman regarding the smoking too close to the building.**

## **10. Executive Session:**

**Motion by Chairman Mansi, seconded by Commissioner Rego to go into executive session. Motion passed unanimously 4-0**

**Motion by Commissioner Alfano, seconded by Commissioner Cotta instructed attorney Anguilla on two litigation matters and how to proceed on all. Motion passed unanimously 4-0**

**Motion by Chairman Mansi, seconded by Commissioner Cotta to adjourn the meeting at 9:50pm. Motion passed unanimously 4-0**

**Warren Housing Authority Board  
Of Commissioners Secretary,**

**Sandrea J. Speroni  
Victoria Speroni**